

ANIZDA Board
MEETING MINUTES
April 08, 2026

America on Wheels Museum
5 North Front Street, Allentown, PA

Attendance:

Board Members: Stephen Breininger and Pedro Torres, Jr., attended in person. Seymour Traub, Esquire, and John Stanley attended via Zoom video conference. Dr. Ann Bieber, Eileen Aguilera, and Tiffany Polek were absent.

Board Staff: Steve Bamford (Executive Director), Selma Ritter (Manager, Finance and Administration) and Paul S. Frank, Esquire (Solicitor), attended in person.

Presenters: Lisa Finkelstein, Executive Director, Downtown Allentown Alliance; Brian Krajewski, General Manager, PPL Center; and Josh Taykowski, City Center Group.

Members of the public and media were not present.

1. **Call to Order.** The meeting was called to order by Secretary Pedro Torres, Jr. at 5:00 p.m. A quorum was met.
2. **Approval of February 04, 2026, Meeting Minutes.** A motion to approve the February 04, 2026 meeting minutes, as written, was made by S. Breininger and seconded by J. Stanley. The public was given the opportunity to comment. No comment(s) or change request(s) were received. The minutes were approved by a vote of 4-0.
3. **Public Comment on all Matters to be Acted Upon.** Comments were deferred until matters were to be acted upon.
4. **Old Business** - None.
5. **New Business.**
 - a. **Transfer of Preliminary Excess NIZ Revenue for 2025 to Commonwealth – Resolution R2026-355.** S. Bamford reported the Commonwealth of Pennsylvania has remitted \$117,869,016 in certified NIZ revenue to the Escrow Agent for program year 2025 and the Final Accountant's Allocation Report has been issued. Of the funds remitted, \$74,724,320 has been allocated to the debt service on developer dedicated indebtedness and \$43,144,696 has been pledged to the debt service on the arena bonds. The 2026 debt service on the arena bonds is \$12,565,500.

In accordance with the terms of the agreement ANIZDA has entered into with the Commonwealth of Pennsylvania acting through its Department of Revenue and its Office

of the Budget, Resolution R2026-355 authorizes the transfer of \$22,000,000 in Preliminary Excess NIZ Revenue from the Surplus Fund to the Excess NIZ Revenue Account and payment of the Initial Annual Excess NIZ Revenue to the Commonwealth and the execution of an Officer's Certificate and Transfer Request to be delivered to the Master Trustee, Bank of New York Mellon.

A motion to approve Resolution R2026-355 was made by J. Stanley and seconded by S. Traub. The public was given the opportunity to comment. No comment(s) were received. Resolution R2026-355 was then approved by a vote of 4-0.

b. Appointment to Allentown Arena Condominium Unit Owners Association Board - Resolution R2026-356. S. Bamford explained PPL Center, the two (2) parking structures that serve the arena, and the attached retail/commercial spaces are condominium units owned by ANIZDA. As such, ANIZDA is a member of the Allentown Arena Condominium Unit Owners Association (the "Association"). The other condo unit owner in the Association is City Center Group, owner of the Renaissance Hotel and One City Center office building.

ANIZDA has three (3) representatives on the Association board to represent ANIZDA's interests. On March 06, 2019, the ANIZDA Board passed resolution R2019-182 designating Pedro Torres, Nelson Diaz, and S. Bamford to represent ANIZDA. There is currently a vacancy on the Association board due to the resignation of Nelson Diaz. Resolution R2026-356 would designate S. Traub to fill the vacancy and represent ANIZDA, along with Pedro Torres and S. Bamford.

A motion to approve Resolution R2026-356 was made by S. Breininger and seconded by J. Stanley. The public was given the opportunity to comment. No comment(s) were received. Resolution R2026-356 was then approved by a vote of 4-0.

c. Downtown Allentown Alliance ("DAA") update – Lisa Finkelstein, Executive Director. S. Bamford stated that ANIZDA had previously provided funds to DAA from the Authority's marketing budget to be used by DAA for brand development, advertising and marketing collateral, and website development.

S. Bamford then introduced Lisa Finkelstein, Executive Director of DAA, who provided an update on the Spring activation program, hospitality program, and branding including research results and recommendations. She also shared that a new weekly email to the stakeholders provides information regarding downtown businesses, restaurants, logos, promotions, community events and much more.

d. PPL Center update – Brian Krajewski, General Manager. P. Torres introduced Brian Krajewski, General Manager of PPL Center, to provide an update on arena activity. B. Krajewski discussed previous and upcoming events, attendance, and ticket sales. He then announced that PPL Center is to be home to a new Major Arena Soccer League (MASL) team this year and invited everyone to attend the announcement tomorrow and the upcoming games.

e. **Fiscal Impact Report – Josh Taykowski, City Center Group.** S. Bamford introduced Josh Taykowski of City Center Group to present the Fiscal Impact Report 2014-2027 prepared by the developer. City Center’s analysis indicates, to date, development in the NIZ has generated over \$100 million in tax revenue for the City of Allentown, Lehigh County, and the Allentown School District. As of year-end 2025, annual tax revenue generated from NIZ development totaled approximately \$17 million. J. Taykowski’s presentation included charts illustrating year-over-year incremental increases in tax revenue generated.

6. **Executive Director’s Report.** None.

7. **Adjournment.** The meeting was adjourned at 5:58 p.m.

Next scheduled ANIZDA Board Meeting: Wednesday, May 06, 2026, at 5:00 p.m.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'Pedro Torres, Jr.', written over a horizontal line.

Pedro Torres, Jr., Secretary